



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Glendale Rezone

Proposal Location: 13440 Main Street

Proposal Description: The applicant requests to rezone a portion of the Glendale Country Club currently zoned R-1 to be zoned R-10.

File Number: 21-104464-LQ

Applicant: Brenda Barnes, Clark Barnes

Recommendations Included: Rezone (Process III)

Planner: Reilly Pittman, Planner Manager

**State Environmental Policy Act
Threshold Determination:**

Consistent with WAC 197-11-600(4)(a), a Determination of Non-Significance was issued on October 8, 2020, for the concurrent Comprehensive Plan Amendment and Rezone.

Director's Recommendation: **Approval with Conditions**

By: Elizabeth Stead for
Michael A. Brennan, Director
Development Services Department

Application Date: March 2, 2021
Notice of Application Date: April 29, 2021, and Re-notice on September 2, 2021
Public Meeting Date: May 4, 2021, and September 8, 2021
Recommendation Date: October 28, 2021
Virtual Public Hearing Date: November 18, 2021, at 6pm

Due to Covid-19 the public hearing will be a virtual public hearing. For information on how to attend the virtual public hearing please contact the Hearing Examiner Office at 425-452-6934.

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Documents Referenced in File:

1. Ordinance 6559 – Attached
2. Resolution 583 – Attached
3. SEPA DNS Issued October 8, 2020 – Attached
4. Public Comment and EBCC Minutes, SEPA Checklist, Plans, Project Narratives, Title Report, Proposal Information, and Forms – In File

I. REQUEST AND REVIEW PROCESS

A. Request

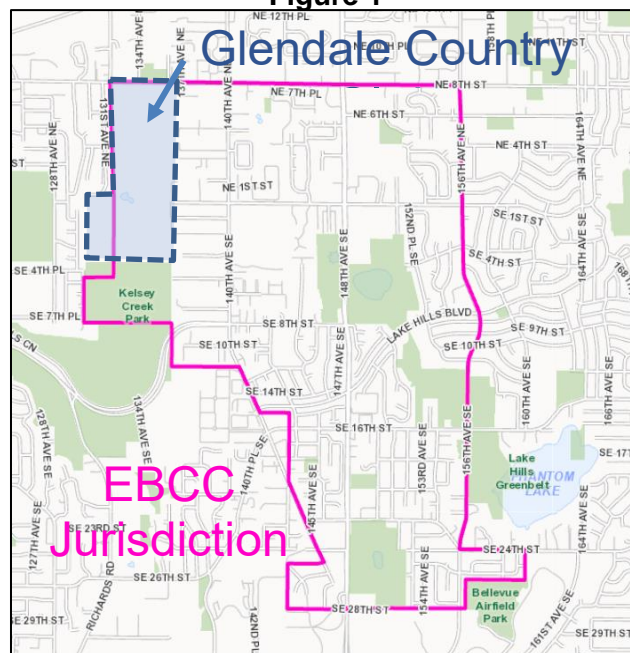
The applicant is proposing to rezone a portion of the Glendale Country Club site that is currently zoned R-1 to be zoned R-10. This is a site-specific rezone that has no proposed project or development.

B. Review Process

This rezone was submitted with a concurrent application for a Comprehensive Plan Amendment, file 20-102772-AC, that changed the underlying land use from Single-Family Low Density to Multifamily Medium Density. The Comprehensive Plan Amendment was approved and adopted by the Bellevue City Council and East Bellevue Community Council in 2020 under Ordinance 6559 and Resolution 583 respectively.

Rezoning is a Process III City Council quasi-judicial decision. The Director of Development Services Department makes a recommendation to the Hearing Examiner for approval, approval with conditions, or denial based on the applicable Land Use Code decision criteria. The Hearing Examiner holds a public hearing and takes testimony from the public on the Director's recommendation. Following the public hearing, the Hearing Examiner issues a recommendation to the City Council for approval, approval with conditions, or denial based on whether the proposal complies with the applicable decision criteria by a preponderance of the evidence. The City Council makes a final decision based on the record established by the Hearing Examiner. Rezoning within the jurisdiction of the East Bellevue Community Council (EBCC) are not effective until the EBCC holds a hearing to approve the Council's ordinance. See Figure 1 below for site vicinity and EBCC Jurisdiction.

Figure 1



II. SITE DESCRIPTION, ZONING, AND LAND USE CONTEXT

A. Site Description

The site of the proposed rezone is a portion of the Glendale Country Club which is a golf course located at 13440 Main Street in the Wilburton Subarea of the City. The northeast corner of the Glendale property, adjacent to NE 8th St, is proposed to be rezoned. The property is currently comprised of two parcels. Through an associated boundary line adjustment (21-102813-LW) the boundaries of the parcels will be modified such that the northeast corner of the Glendale site becomes one of the two parcels that make up the site and can be rezoned separate from the other parcel. The site is mostly vegetated with lawn and trees that comprise the golf course. There is a central clubhouse and office complex with associated parking. The site generally slopes downward from the east toward the west where Kelsey Creek is located. Kelsey Creek is a Type-F stream found along the western boundary of the property. There are areas of steep slope critical area adjacent to the stream and elsewhere on the Glendale property. There are wetlands and buffers in vicinity of the proposed rezone location. The site has frontage on NE 8th St but access to the site and parking lot is obtained from Main Street on the east boundary of the Glendale site. **See figure 2 below for existing and proposed site condition and configuration.**

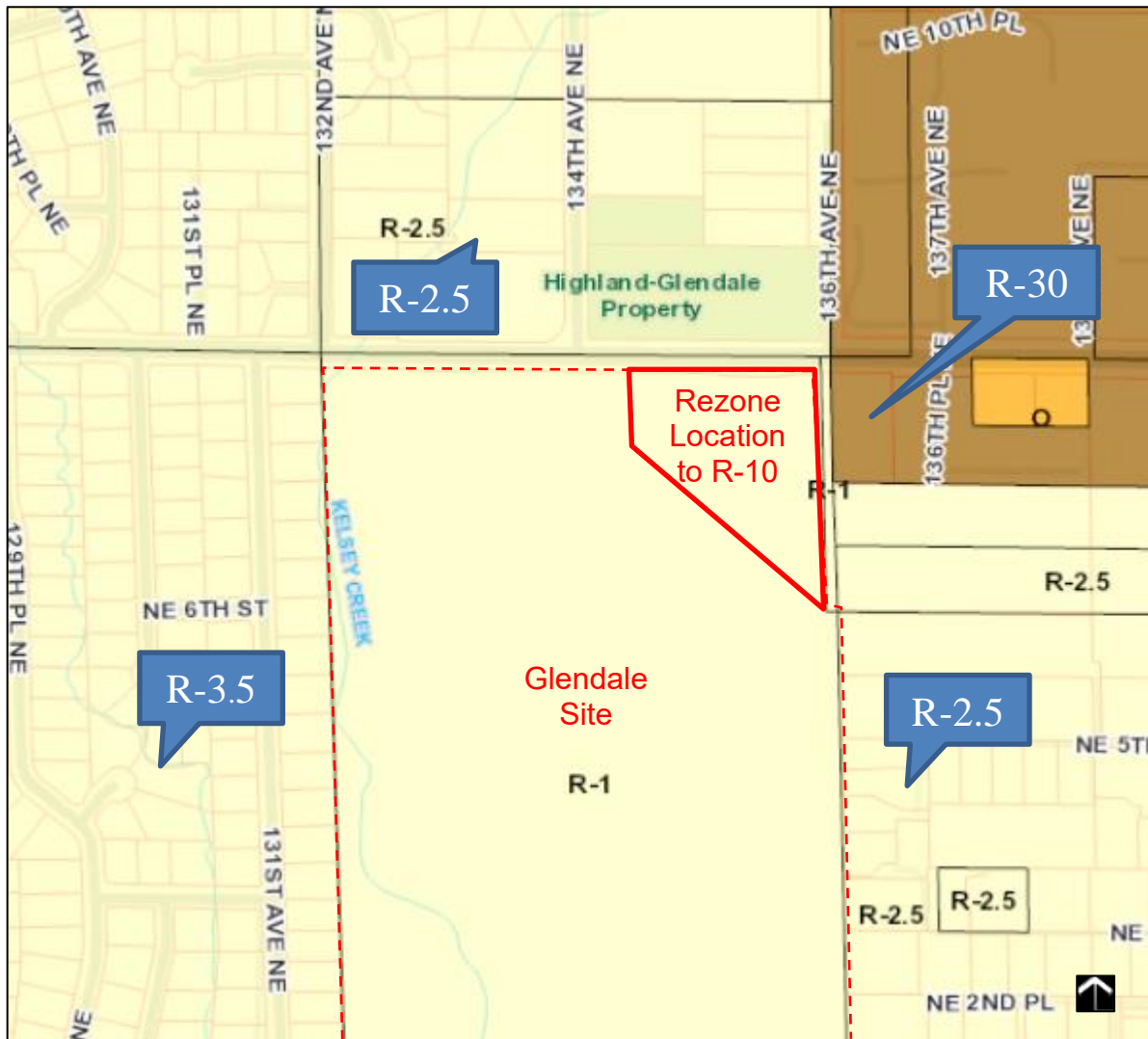
Figure 2



B. Zoning

The Glendale site is surrounded by residentially zoned property. The location of the rezone at the northeast corner of the site is adjacent to properties zoned R-2.5 to the north, R-1, R-2.5 and R-30 to the east. The portion of the Glendale site proposed for rezone to R-10 would be surrounded by the rest of the Glendale property to the west and south which will remain zoned R-1. The property east of the rezone and owned by the Neighborhood Church is a flag lot-shaped parcel and is split zoned. The majority of the lot is zoned R-2.5 but the access strip that connects to NE 8th Street is zoned R-1. This access strip separates the proposed rezone location on the Glendale property from the adjacent property that is zoned R-30. **See Figure 3 below for zoning.**

Figure 3

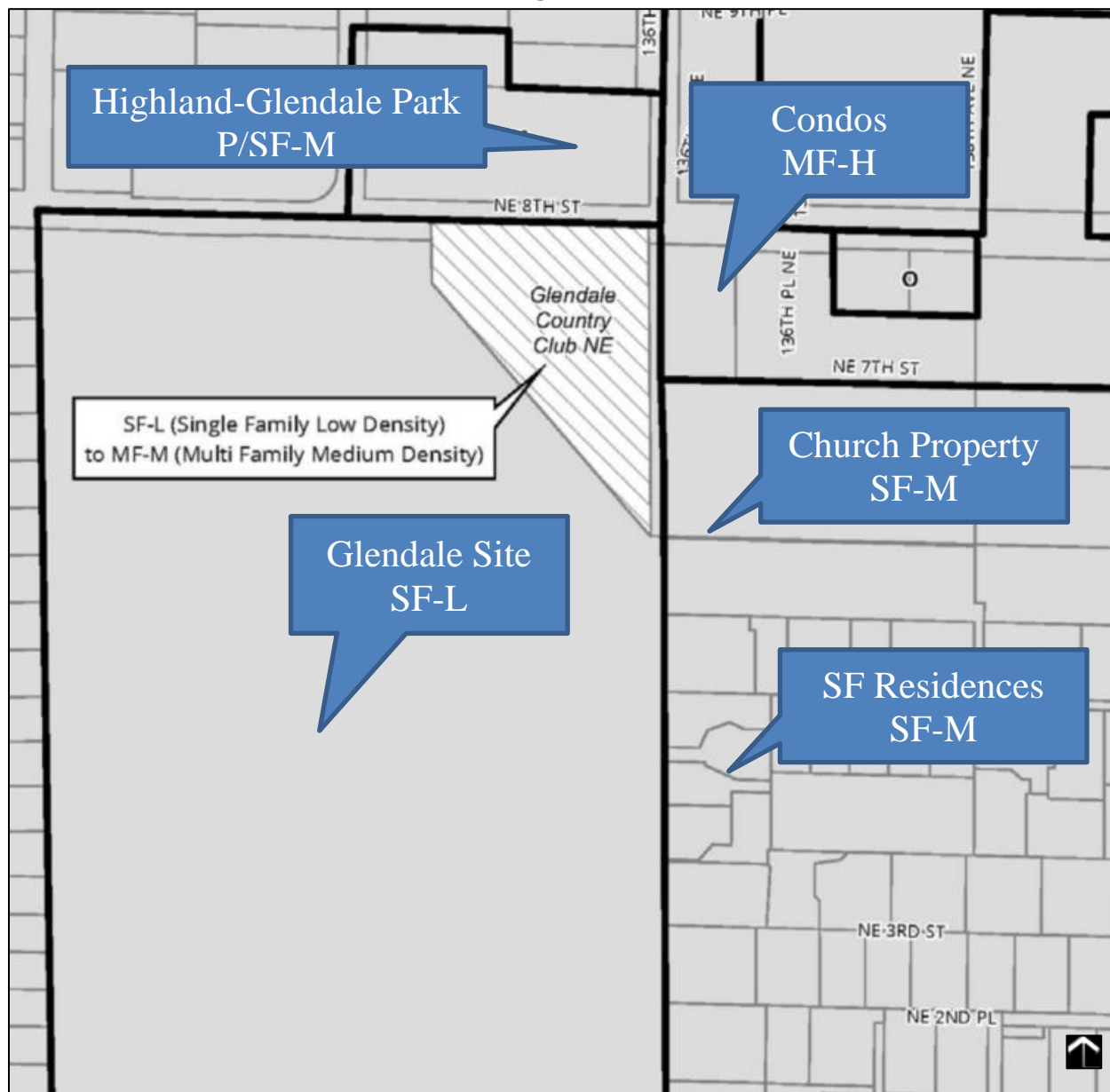


C. Land Use Context

The underlying land use designation was changed by an amendment of the City's Comprehensive Plan map from Single Family Low Density to Multi Family Medium Density in

2020. Only the northeast corner of the Glendale property was changed. This location is adjacent to City Park Highland-Glendale property to the north across NE 8th Street that has a land use of Parks and Single Family Medium Density. There are condo residences to the east adjacent to NE 8th Street that have a land use of Multi Family High Density. Properties south of the multifamily property are developed with a church and single-family residences with a land use of Single Family Medium Density. **See Figure 4 below for surrounding land uses and designations.**

Figure 4



III. CONSISTENCY WITH LAND USE CODE REQUIREMENTS

A. Standard Requirements and Dimensions

The proposed rezone does not include any development proposal. Future development will be proposed under separate applications. The rezoned site is subject to the requirements and all applicable zoning standards in Land Use Code Title 20 and any requirements on specific uses that may be proposed. The rezoned site is within 300 feet of property that is single-family zoned and is subject to the requirements of the Transition Overlay Area in LUC 20.25B. The location of the proposed rezone is in vicinity of wetland and is impacted by wetland buffers. Future development will be subject to requirements of the City's Critical Area Ordinance LUC 20.25H. Future unit density is subject to the density calculation in LUC 20.25H.045 for sites within critical areas and buffers. A general comparison of the zoning dimension requirements for the R-1 and R-10 zones is provided below.

Zoning	R-1 (Existing)	R-10 (Proposed)	Comments
ITEM	REQUIRED/ ALLOWED	REQUIRED/ ALLOWED	
Minimum Setback of Structures	Front – 35' Rear – 25' Side – 5' 2 Sides – 20'	Front – 20' Rear – 25' Side – 5' 2 Sides – 15'	30' setback required from abutting R-1 per LUC 20.25B
Minimum Lot Area	35,000 SF	8,500 SF	
Dwelling Units per Acre	1	10	Subject to density calculation in LUC 20.25H.045
Maximum Building Height	30/35'	30'	
Lot Coverage	35%	35%	
Maximum Impervious Surface	50% 45% if infiltration feasible	80% 65% if infiltration feasible	
Maximum Hard Surface Coverage	75%	90%	
Minimum Greenscape Percentage of Front Yard	50%		None for R-10 but landscaping required

IV. PUBLIC NOTICE AND COMMENTS

Application Date:	March 2, 2021
Notice of Application:	April 29, 2021, and Re-notice on September 2, 2021
Public Notice Signs:	April 29, 2021
Public Meeting:	May 4, 2021, and September 8, 2021

Minimum Comment Period:	September 16, 2021
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The project was publicly noticed in the City's Weekly Permit Bulletin, in the Seattle Times, and by signage posted at two locations on the project site on April 29, 2021. A public meeting was held on May 4, 2021, as a courtesy hearing with the East Bellevue Community Council. The minutes of the EBCC meeting are included in the project file as public comment and include comments from council members and members of the public. Comments provided at the meeting were in favor of the proposed rezone. Questions to staff at the meeting included:

- Access to the development that will occur following the proposed rezoned and potential traffic

Response: As stated at the public meeting and described in this staff report, the specific access location and all other impacts from development will be determined at the time of development review and be required to meet requirements in the City's codes. Access will be provided from NE 8th Street to serve future development of this rezoned area. Based on review by the Transportation Department the proposed rezone is not anticipated to generate significant traffic or impact.

- Location of Kelsey Creek and other critical areas

Response: As discussed at the public meeting and in this staff report, Kelsey Creek is found on the western border of the Glendale property.

- Church access that separates the Glendale property from the adjacent property zoned R-30 to the east

Response: As discussed in this staff report, the church parcel is a flag lot, and the access strip separates the Glendale property from the R-30 zoned properties to the east. This rezone and any future development will not impact or preclude access to NE 8th Street from the adjacent church property or any other property nearby.

- Location and access of submitted information

Response: The file is available for review upon request to DS records.

Subsequent to the meeting in May, staff discovered that the public notice provided did not send mailed notice to all neighboring property owners within 500 feet of the Glendale properties as required by LUC 20.35.320. The application was re-noticed on September 2, 2021, and a second courtesy public hearing with the EBCC was held on September 8, 2021. Meeting minutes from this meeting, that include the courtesy public hearing, are included in the project file. Comments were provided by council members and from a few members of the public. The comments provided were in support of this proposed rezone and questions were consistent with the questions previously asked at the first courtesy public hearing.

V. TECHNICAL REVIEW

A. Utilities

Utilities Department technical staff reviewed the proposed rezone for water, sewer, and drainage capacity concerns. No impacts from this proposed rezone to water and drainage capacity and infrastructure are expected. Impacts from future development proposals would be mitigated at that time. There are known sewer capacity issues downstream of the site.

Assuming maximum density, the additional peak flow could exacerbate this downstream capacity issue. Further analysis of the downstream sewer system will be required by a future development to determine if upsizing or mitigation is needed based on the specific development proposal. All impacts associated with a specific project to develop the site will be reviewed and mitigation required as part of the review of any future application proposing development of this site.

B. Transportation Review

The applicant is proposing to rezone 3.35 acres of the Glendale Country Club property from Single Family R-1 to Multi Family R-10 to align with an amendment to the Comprehensive Plan designation of the site from Single Family – Low Density to Multi-Family – Medium Density. The site is on the south side of NE 8th Street just west of 136th Avenue NE. The site is part of the golf course property but is not part of the developed area.

The proposed rezone would allow the site to be developed with approximately 30 multifamily units, subject to the density calculation in LUC 20.25H.045. Access to the development would be provided from NE 8th Street, a major arterial that is well-served by transit including the RapidRide Red Line that provides frequent service to downtown Bellevue and Redmond. The rezone may result in some additional vehicle trips generated compared to the existing zoning, but this is not expected to result in a significant traffic or transportation impact. The transportation review of any development proposal will include an assessment of the vehicle and pedestrian impacts, and any mitigation required for the development proposal will be proposed at that time.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The Comprehensive Plan Amendment and this rezone proposal are non-project actions per WAC 197-11-704. A non-project final SEPA threshold determination was issued as part of Comprehensive Plan Amendment, File 20-102772-AC, that is associated with this rezone application. The CPA proposal amended the Comprehensive Plan designation on the site from Single Family Low Density to Multi Family Medium Density. The proposed rezone is to ensure consistency with the CPA.

The Environmental Coordinator for the City of Bellevue determined at the time that the proposal to amend the comprehensive plan would not result in any probable, significant adverse environmental impacts, therefore, a Determination of Non-significance (DNS) was issued on October 8, 2020. The current rezone proposal is a furtherance of the same proposal that was previously evaluated; there is no new information, regulatory change, or change to the proposal that would result in any new environmental impacts. Per WAC 197-11-600(4)(a) and 197-11-635, existing environmental documents that evaluated the same proposal may be used and incorporated by reference. A copy of the prior SEPA DNS and environmental checklist is in the project file of this rezone application. A project level environmental review will be completed during the review of any proposed project action to redevelop the site.

VII. DECISION CRITERIA

A. 20.30A.140 Rezone Decision Criteria

The City may approve or approve with modifications an application for a rezone of property if:

1. The rezone is consistent with the Comprehensive Plan;

Finding: The proposal is consistent with the Comprehensive Plan as this rezone implements the previously approved Comprehensive Plan Amendment 20-102772-AC. This site is currently underutilized compared to the surrounding urban development and potential that this rezone affords. This proposal will allow the rezoned area to be redeveloped, and rather than vacant land, it will provide opportunity for additional residential housing that is complementary with existing land uses and maximizes this location within an urban environment that served by transit. This proposal creates opportunity for appropriate increased development intensity to meet demand of envisioned growth in this area. The proposed rezone from R-1 to R-10 provide opportunity for more affordable housing options by allowing new multifamily development potential. These benefits are articulated in the following policies in the Land Use Element and Wilburton Subarea Plan.

Land Use Element Policies:

- Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage. (LU-6).
- Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community. (LU-15).
- Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development. (LU-16).

Wilburton Subarea Policies:

- Enhance the cohesiveness of established single-family and multifamily residential areas (S-WI-19).
- Seek affordable and “work force” housing in new mixed use developments through regulatory and incentive approaches (S-WI-22).

2. The rezone bears a substantial relation to the public health, safety, or welfare; and

Finding: The rezone proposal promotes the public health, safety, and welfare by providing opportunity for new residential units as part of future redevelopment of this area as well as providing revenue to the Glendale Country Club which is an amenity to the surrounding community. The proposal enhances the public health, safety, and welfare of the city by allowing for multifamily development adjacent to a frequent transit corridor and by providing development intensity to meet demand of envisioned growth in this area. Future development of the property will be required to comply with the development standards in place at the time of the development request.

3. **The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and**

Finding: This rezone is warranted to achieve consistency with the Comprehensive Plan and the GMA. In December 2020, the City Council amended the Comprehensive Plan designation and District Map to change the land use from SF-L to MF-M. Rezoning the Property to R-10 is consistent with GMA goals encouraging development in urban centers and the Comprehensive Plan's vision for this area.

4. **The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and**

Finding: Any development proposed under the R-10 zoning designation is consistent and compatible with the surrounding uses. The existing location of this rezone is vacant land. The Rezone will provide an opportunity for redevelopment to provide complementary residential uses. The Comprehensive Plan supports development within walking distance to transit as part of the City of Bellevue's overall vision.

This proposed rezone does not affect any existing on-site development or nearby. The development requirements placed on future development proposals will be determined at the time of application for redevelopment. Transition Area Design District will limit direct impacts to the neighboring single-family development and the requirements of the Critical Area Ordinance will ensure that future density is appropriate for a site with critical areas. The rezone will not be materially detrimental to the surrounding uses.

5. **The rezone has merit and value for the community as a whole.**

Finding: The rezone will promote development of an existing undeveloped area to provide additional residential units.

VIII. RECOMMENDATION OF THE DIRECTOR

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **recommend approval with conditions** the Glendale Rezone.

IX. CONDITIONS OF APPROVAL

The following conditions are imposed under the Bellevue City Code referenced.

1. Authority

Approval of this rezone does not constitute an approval of any Land Use Code amendments, entitlement review, or any other ancillary permits that may be required for the design and construction of any proposed development on the rezone site.

AUTHORITY: Land Use Code 20.30A

REVIEWER: Reilly Pittman, Land Use Review

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6559

AN ORDINANCE adopting the Glendale Country Club NE (20-102772 AC) 2020 amendment to the Comprehensive Plan of the City of Bellevue pursuant to the Growth Management Act, Chapter 36.70A RCW, and Chapter 35A.63 RCW; and establishing an effective date.

WHEREAS, the City Council adopted the Comprehensive Plan of the City of Bellevue on December 6, 1993, as required by the Growth Management Act of 1990, as amended, and also adopted the Comprehensive Plan pursuant to Chapter 35A.63 RCW; and

WHEREAS, the Growth Management Act authorizes the City to, among other things, amend the Comprehensive Plan on an annual basis; and

WHEREAS, a privately-initiated proposal to amend the Wilburton/NE 8th Subarea Plan map from Single Family-Low (SF-L) to Multifamily-Medium (MF-M) on a roughly 3.3-acre portion of the (currently undivided) Glendale Country Club property site at 13440 Main Street was submitted for consideration with the 2020 annual Comprehensive Plan amendments; and

WHEREAS, the Planning Commission held public meetings and a public hearing pursuant to legally-required notice on the proposed amendment to the Comprehensive Plan and recommended approval to the City Council; and

WHEREAS, the City Council considered and discussed the proposed annual amendment to the Comprehensive Plan; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City's Environmental Procedures Code (Chapter 22.02 BCC); and

WHEREAS, the City Council desires to amend the Comprehensive Plan consistent with the foregoing; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The Wilburton/NE 8th Street Subarea Plan map included as Attachment A to this Ordinance and changing the comprehensive plan land use designation from Single Family-Low (SF-L) to Multifamily-Medium (MF-M) on a roughly 3.3-acre portion of the (currently undivided) Glendale Country Club

property site at 13440 Main Street is hereby adopted.

Section 2. The City Council finds that the 2020 Glendale Country Club NE Comprehensive Plan Amendment (CPA) has met the CPA decision criteria contained in the Land Use Code (Part 20.301 LUC); that the amendment is consistent with the Comprehensive Plan and other goals and policies of the City; that the amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents; that the amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was considered; that if the CPA is a site-specific amendment, then the subject property is suitable for development in general conformance with adjacent land use, the surrounding development pattern, and with zoning standards under the potential zoning classifications; and that the proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.

Section 3. The City Council finds that public notice was provided for all 2020 amendments to the Comprehensive Plan as required by LUC 20.35.400 through 20.35.435 for Process IV amendments to the Comprehensive Plan.

Section 4. The Comprehensive Plan adopted pursuant to Chapter 35A.63 RCW, to the same extent and in the same respect as the Comprehensive Plan required by the Growth Management Act of 1990, as amended, is amended consistent with Section 1 of this Ordinance and the separate ordinances referenced therein.

Section 5. This Ordinance shall take effect and be in force five (5) days after its passage and legal publication. This Ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this ____ day of _____, 2020 and
signed in authentication of its passage this ____ day of _____, 2020.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Kathryn L. Gerla, City Attorney

Matthew McFarland, Assistant City Attorney

Attest:

Charmaine Arredondo, City Clerk

Published _____

Attachment A **Glendale Country Club NE**



**EAST BELLEVUE COMMUNITY MUNICIPAL CORPORATION
OF THE CITY OF BELLEVUE, WASHINGTON**

Resolution No. 583

A RESOLUTION of the East Bellevue Community Council approving City Council Ordinance No. 6559 adopting the Glendale Country Club NE (20-102772 AC) 2020 amendment to the Comprehensive Plan of the City of Bellevue pursuant to the Growth Management Act, Chapter 36.70A RCW, and Chapter 35A.63 RCW; and establishing an effective date.

WHEREAS, on December 14, 2020, the City Council of the City of Bellevue, Washington passed Ordinance No. 6559 adopting the Glendale Country Club NE (20-102772 AC) 2020 amendment to the Comprehensive Plan of the City of Bellevue pursuant to the Growth Management Act, Chapter 36.70A RCW, and Chapter 35A.63 RCW; and establishing an effective date; and

WHEREAS, the subject matter of said Ordinance falls within the jurisdiction of the East Bellevue Community Council pursuant to RCW 35.14.040; and

WHEREAS, following the public hearing held before the East Bellevue Community Council on January 5, 2021, the Community Council voted to approve Ordinance No. 6559;

NOW, THEREFORE, BE IT RESOLVED by the Community Council of the East Bellevue Community Municipal Corporation of the City of Bellevue:

Section 1: Ordinance No. 6559 of the Bellevue City Council is hereby approved.

Section 2: The Clerk is hereby directed to certify the original of this Resolution, to file the same and to keep the same on file in the Clerk's office.

Passed by a majority vote of the East Bellevue Community Council on the 5th day of January, 2021, and signed in authentication of its passage this 5th day of January, 2021.

(Seal)

Betsi Hummer, Chair

Attest:

Karin Roberts, Deputy City Clerk



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSER: Brenda Barnes

LOCATION OF PROPOSAL: 13440 Main St

DESCRIPTION OF PROPOSAL: 2020 Annual Amendments to the Comprehensive Plan, including a Work Program and proposed amendments to the Bellevue Comprehensive Plan for purposes of RCW 36.70A, assuring that the Plan continues to comply with the requirements of the GMA and including consideration of emerging local and regional needs, changes to state and federal laws, Bellevue's progress towards meeting GMA Goals, and whether the Plan is internally consistent. This privately-initiated application proposes a site-specific amendment to a 3.3-acre portion of the (currently undivided) Glendale Country Club property in the Wilburton/NE 8th Street Subarea from Single Family-Low (SF-L) to Multifamily-Medium (MF-M). The area is shaped like a triangle and fronts on NE 8th St.

FILE NUMBERS: 20-102772-AC

SEPA PLANNER: Heidi M. Bedwell

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Only persons who submitted written comments before the DNS was issued may appeal the decision. This DNS is only appealable as part of the City's action on the amendment to the Comprehensive Plan. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposal's probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Elizabeth Stead

Environmental Coordinator

10/8/2020

Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / MARI461@ECY.WA.GOV;
sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe glen.stamant@muckleshoot.nsn.us Fisheries.fileroom@muckleshoot.nsn.us